



# WOOLLIAMS

Property Services

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**Double glazed & central heated character cottage**

**Close to the town centre**

**Available to let on a long term basis from beginning November 2019**

**Previous tenant having been there 6 years**

**Lounge with feature fireplace**

**Kitchen with a range of units built in oven & hob**

**Good sized large double bedroom bathroom with white suite & enclosed courtyard area**

**Highly recommended for viewing with an early inspection advised**



**2 Church Road, Ilfracombe**  
Devon EX34 8BZ

**£475 pcm**

## ACCOMMODATION

### LOUNGE 12' 3" x 10' 9" (3.74m x 3.27m)

uPVC double glazed front door off feature fireplace double radiator under stairs recess wood laminate floor door to

### INNER LOBBY

Staircase to 1st floor fitted carpet

### KITCHEN 8' 5" x 8' 0" (2.57m x 2.45m)

uPVC double glazed window inset single drainer stainless steel top sink unit with mixer tap h&c draws and cupboards below inset ceramic hob and built in electric oven part tiled walls radiator double wall unit ceramic tiled floor door to outside 1st floor landing fitted carpet extending to stairs

### BEDROOM 12' 1" x 10' 4" (3.69m x 3.14m)

uPVC double glazed window double radiator access to loft space fitted carpet

### BATHROOM 9' 9" x 8' 10" (2.97m x 2.70m)

uPVC double glazed window paneled bath with tiled wall area shower unit glazed shower screen pedestal wash hand basin low level wc double radiator

### LARGE WALK IN BOILER CUPBOARD

Wall mounted gas fired combination boiler feeding domestic hot water and central heating system plumbing for washing machine

## OUTSIDE

To the rear of the property is a small enclosed courtyard area

## SERVICES

Mains water gas electricity connected

## COUNCIL TAX

Band A

## VIEWINGS

By appointment through Woolliams Property Services. Telephone: Office Hours 01271 328586 Out of Office Hours: 07977 269098 or [www.woolliamsproperty.com](http://www.woolliamsproperty.com)

## TENANT INFORMATION

The tenant fee ban is being introduced from the 1st June 2019 and affects any tenancy that starts from this date. Landlords and letting agents are now unable to charge any fees whatsoever in the set up of a tenancy. Therefore tenants are not required to pay fees for referencing, preparation of tenancy agreements or inventories etc nor any costs directly in relation to the tenancy itself. Landlords

and agents are however within their rights to charge a refundable holding deposit should a tenant wish to pursue the rental of a property. In view of this we will take a holding deposit equivalent to no more than 1 weeks rent, and should the tenancy proceed this will be deducted from the 1st months rent or security deposit. If the tenancy does not proceed this holding fee is refundable. The tenant fee ban also makes clear details of the level of the security deposit. under the ban the maximum security deposit that can be taken for a property can be no more than 5 weeks rent. In view of this the security deposit for this property will be 5 weeks rent and will be lodged within the DPS Custodial Deposit Scheme once the tenancy starts

## REQUIREMENTS

Suitable references and the outcome of a satisfactory credit check. 5 weeks rent as security deposit and 1 months rent payable in advance. Tenants will be required to pay all Utility bills such as Council Tax, electricity and water Non smokers No pets allowed in the building. Working tenants only

## USEFUL INFORMATION

To find out further useful information on this property such as bin collection days, whether this is a conservation area, planning history etc why not check the North Devon Council website: [www.northdevon.gov.uk/my-neighbourhood](http://www.northdevon.gov.uk/my-neighbourhood)

**Energy Performance Certificate**

2, Church Road, ILFRACOMBE, EX34 8BZ

Dwelling type: Mid-terrace house  
Date of assessment: 20 May 2013  
Date of certificate: 20 May 2013

Reference number: 2308-4075-7285-0787-6974  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 50 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,380
Over 3 years you could save	£ 282

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 93 over 3 years	£ 93 over 3 years	
Heating	£ 1,071 over 3 years	£ 858 over 3 years	
Hot Water	£ 216 over 3 years	£ 147 over 3 years	
<b>Totals</b>	<b>£ 1,380</b>	<b>£ 1,098</b>	<b>You could save £ 282 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Very Energy efficient - lower running costs  
A (92-100)  
B (81-91)  
C (69-80)  
D (55-58)  
E (39-54)  
F (21-38)  
G (1-20)  
Not energy efficient - higher running costs

Current: 69 Potential: 89

The graph shows the current energy efficiency of your home.  
The higher the rating the lower your fuel bills are likely to be.  
The potential rating shows the effect of undertaking the recommendations on page 3.  
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Internal or external wall insulation	£4,000 - £14,000	£ 162	✓
2. Floor insulation	£800 - £1,200	£ 48	✓
3. Solar water heating	£4,000 - £6,000	£ 69	✓

See page 3 for a full list of recommendations for this property.  
To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.